Davidson County DEEDWARR
Recvd: 03/03/05 14:46 3 pgs
Fees:18.00 Taxes:624.67
20050303-0023774

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,830.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of February, 2005.

Notary Public

My Commission Expires: 11/22/2008

WARRANTY DEED

Return to:
Advantage Title
104 Kinnee Av.
Nashville, TN 37205
#1533

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Greg Smith and Tara DeSelms
7313 Middlebrook Circle
Nashville, Tennessee 37221

SEND TAX BILLS TO:
SunTrust Mortgage, Inc.
P.O. Box 79041
Baltimore, MD 21279-0041

MAP-PARCEL NUMBERS:
126-15-O-B-219.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Chad D. Fair and wife, Carly A. Fair, f/k/a Carly A. Nelson,** hereinafter referred to as Grantors, hereby transfers and conveys to **Gregory L. Smith, unmarried, and Tara J. DeSelms, unmarried, joint tenants with right of survivorship,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 114 on the Plan of Section Two, Lexington Point Subdivision of record in Instrument No. 20010515-0049954, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Chad D. Fair, an unmarried man, and Carly A. Nelson, an unmarried woman, by Warranty Deed from James Nelson and Sheila Nelson, husband and wife, of record in Instrument No. 20040218-0018918, Register's Office for Davidson County, Tennessee.

The said Chad D. Fair and Carly A. Nelson have since married and Carly A. Nelson is now known as Carly A. Fair.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Instrument No. 20010515-0049954, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Instrument No. 20001018-0103445, annexation of Section Two by First Supplementary in Instrument No. 20010522-0052909; re-recorded in Instrument No. 20020214-0019754; Second Supplementary in Instrument No. 20020219-0021061, Register's Office for Davidson County, Tennessee.

Easement for Nashville Chattanooga and St. Louis Railway of record in Book 513, Page 396, Register's Office for Davidson County, Tennessee.

Easement for Tennessee Electric Power Company of record in Book 751, page 375 and Book 787, page 7, Register's Office for Davidson County, Tennessee.

Easement for Right of Way by Tennessee Valley Authority set forth Declaration of Taking, of record in Book 4205, page 194, Register's Office for Davidson County, Tennessee.

Judgment for Compensation and Right of Way, of record in Book 4226, page 715, Register's Office for Davidson County, Tennessee.

Easement for Transmission Line, of record in Book 4257, page 647, Register's Office for Davidson County, Tennessee.

Easement for Harpeth Valley Utility, of record in Book 7526, page 315, Book 7526, page 318, and Book 7526, page 324, Register's Office for Davidson County, Tennessee.

Easement for Ingress and Egress for the purpose of vehicular access, of record in Book 11669, page 387, Register's Office for Davidson County, Tennessee.

Surveyor's Certificate of Correction to Final Plat, Section Two, Lexington Point of record in Instrument No. 20011214-0138239, Register's Office for Davidson County, Tennessee.

Application for Greenbelt Assessment-Agricultural of record in Book 9996, page 579, Register's Office for Davidson County, Tennessee.

Subject to the Plan of Newson Land of record in Plat Book 1, page 25, and Plat Book 1, page 121, Chancery Court for Davidson County, Tennessee.

Title to that portion of the premises, if any, embraced within the charter right of way of CTX Transportation Railroad.

Any and all visible easements lying on or across the property.

Rights and claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 7313 Middlebrook Circle, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 15th day of February, 2005.

Chad D. Fair

Carly A. Fair

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chad D. Fair and wife, Carly A. Fair, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of February, 2005.

Notary Public

My Commission Expires: 11.22.05

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

12184-BP